



BURR RIDGE ZONING ORDINANCE

SECTION X.E LI LIGHT INDUSTRIAL DISTRICT

E. LI LIGHT INDUSTRIAL DISTRICT

The LI Light Industrial District is established to accommodate limited industrial and allied activities that are located on relatively large sites of three acres or more.

1. Permitted Uses:

- a. Offices; business, professional, governmental or institutional.
- b. Film production and recording studios.
- c. Radio and television broadcasting studios.
- d. Research and Testing laboratories.
- e. Schools; commercial or trade schools which are conducted entirely within enclosed buildings.
- f. Manufacturing, fabricating, processing, assembly, testing, storing, repairing, warehousing, shipping and servicing uses, provided that no such use listed as a permitted or special use in the GI District will be permitted (except for permitted use F,1,a where it would be permitted hereunder).
- g. Accessory uses customarily incidental to principal uses including but not limited to off-street parking and off-street loading spaces, business signs, and dwelling units or lodging rooms for watchmen or other personnel engaged in occupational activities requiring residences on the premises.

2. Special Uses:

- a. Heliports.
- b. Import and export establishment; wholesale sales only.
- c. Planned unit developments.
- d. Public utility, transportation and governmental service uses.
- e. Training centers, engineering and sales.



- f. Wholesaling establishments.
- g. Sales and servicing of road paving equipment, provided all servicing or repair of equipment shall be done within completely enclosed buildings.
- h. Retail banking facility located in an operations center of a bank.
- i. Drive-through banking facility used in conjunction with the operations center of a bank.
- j. Medical or dental clinics (but not including facilities devoted primarily to emergency medical services). Amended by A-834-16-07.
- k. Retail uses accessory to either a permitted use or a special use in this district. Amended by A-834-16-07.

3. **Lot Size Requirements:**

	Minimum Lot Area	Minimum Lot Width
a. Permitted Uses:	3 Acres	200 feet
b. Special Uses:		
(1) All special uses except those listed herein	3 Acres	200 feet
(2) Planned Unit Developments	18 Acres	As approved by the Village
(3) Public Utility, Transportation and Governmental Service Uses	As approved by the Village	

4. **Floor Area Ratio:**

Not to exceed 0.4.

5. **Building Height:**

Not more than 35 feet; except, in a Planned Unit Development (PUD), building height shall be governed only by the application of the floor area ratio regulation, provided that a building or structure over 35 feet in height shall be not nearer to an exterior boundary of the PUD than two times the building height.



6. Yard Requirements:

a. Permitted Uses:

(1)	Front Yard:	60 feet
(2)	Interior Side Yard	40 feet
(3)	Corner Side Yard	60 feet
(4)	Rear Yard	40 feet
(5)	Yards Adjacent to Residential Districts	50 feet or 150 feet as per Section X.C.9.b

b. Special Uses

Yards shall be the same as for permitted uses, except in planned unit developments, yards as regulated above shall be required at the exterior boundaries of the planned unit development. Yards at other locations shall be as specifically approved. If such yards are not provided for by specific approval, they shall be as provided for in this district.